

**CYPRESS POINT ABC
STRATA PLAN NW2050**

**MAINTENANCE: BUILDING INSPECTION REPORT
SATURDAY, APRIL 2, 2005**

- 1. PRESENT:** Building and Maintenance Committee Volunteers:
Cheryl Jones, David Parkinson, Tom & Carol Borthwick,
Tom Hargraves (organizer).

2. MET AT THE STRATA OFFICE: 2:00 PM

3. AIMS OF THE INSPECTION

The aim of the inspection was to visually inspect the exterior of buildings A, B and C.

Firstly, a visual inspection at ground level, performed by walking around the perimeter of the buildings 'looking up'.

Secondly, a visual inspection from the roof, performed by walking around the perimeter of each roof 'looking down'.

4. AREAS INSPECTED

The 'remediated' areas of the buildings are inspected Read Jones Christoffersen (RJC) under warranty. Hence the Building and Maintenance Committee concentrated on the 'original' conditioned faces of the buildings, namely:

1. Building 'A' North
2. Building 'B' North and West
3. Building 'C' North, West and South.

However, the complete perimeter of each building was inspected from the roof. It was easier to complete a full 'lap' of the roof, and less stress was placed on the roof by staying close to the edge.

5. OBSERVATIONS

5.1. General Observations

a. Roof Calking

As per standard building practices, there is calking on the joints between sections of flashing on the roof. However, it was discovered that most of the calking between these joints had cracked. There was also evidence of different standards of calking, some joints being poorly finished, and some joints without any calking.

It was agreed by the committee to recommend the replacement of the calking on all defective joints. They are easily accessible from the roof, and could probably be repaired in a day (or two, max) by a good 'caulker'.

b. Marks left by Planters Removed from Balconies

Many balconies originally had planters affixed to the outside. Marks are evident on the 'stucco' on the outer face of many of these balconies. From a distance, some of these marks look like cracks, or even holes piercing the stucco. However, on closer inspection of the stucco, the problem seems to be poor finishing. Of the balconies reachable (at ground level), no evidence of water ingress was evident, and the stucco was in good condition, being firm and 'well stuck' to the balconies.

5.2. Building 'A'

a. Roof Ventilator Sticking and Squeaking

The ventilator on the NE corner of the roof requires either replacing, or a re-grease of the bearing.

5.3. Building 'B'

a. Metal panels around Satellite Dish loose

One of the advantages of inspecting on a windy day is that loose items flap about in the wind. Two panels around the Satellite dish on the roof require additional fixing bolts.

b. Vertical Piece of Roofing Membrane Loose

A vertical piece of 'roofing membrane' (approx $\frac{1}{2}$ square meter) on the side of the roof wall, is not actually attached to the wall. It has either come unstuck, or has never been attached properly. It is in the center of the small roof section facing South East.

c. Leaves in Gutter / Roof Trough

To the west, and quite close to the building, are a nice row of tall trees. Unfortunately, leaves half fill the gutter on this west side of the building. A leaf-guard cover for the gutters on this side of the building would help.

d. No calking on Vertical Flashing

There is a long piece of vertical flashing stretching from the 3rd to second floor of the NW side, above the Lounge. This flashing has NO calking, and the edge of the stucco can be seen exposed, when viewed from the roof.

e. Leaking Roof Trough Joints Causing Rot

There are two leaking gutters/roof troughs. This is causing water to leak onto the wood behind and cause it to rot. One is the gutter above the lounge entrance, the other on the West face of apartment 226.

f. Light Fitting Loose

Although not part of the inspection, it was noticed that the interior light fitting next to the roof access is not solidly attached to the ceiling. It would be wise to have it attached firmly lest it falls.

5.4. Building 'C'

a. Water Pooling on roof flashing

At the SE corner a section of flashing seems to be 'tilted' the wrong way, causing water to pool on the flashing rather than running off. Recommend that the flashing be re-seated.

b. Chimney Missing Bird Screen

The chimney on the NE corner, next to Apt. 229 deck, seems to be missing the bird screen, when viewed from the roof.

c. Drain Pipe damaged and disconnected.

At ground level, the drain pipe which drains Apt. 139 balcony is not attached. A $\frac{1}{2}$ meter section is squashed flat and may need replacing.

6. SUMMARY

In general, all three buildings look in good shape. No problems requiring urgent attention were noticed. Just steady maintenance is required to keep our buildings at the current high standard of repair.

I would like to thank to the Building and Maintenance Committee Volunteers, who spent two hours outside on a very cold, wet and windy Saturday afternoon. Thank you!